

IRA S. PEARSON, Trustee for IRA S. PEARSON, AMANDA R. PEARSON, AND JESSICA C. PEARSON,
GRANTOR

TO:

WARRANTY DEED

HUBERT C. NELSON, and wife EDITH L. NELSON, and DOYLE W. NELSON,
GRANTEES

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby sell, convey, and warrant unto the above Grantees, Hubert C. Nelson, and wife, Edith L. Nelson, and Doyle W. Nelson, as joint tenants with the right of survivorship and not as tenants in common, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

See Attached Legal Description Schedule "A".

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

It is understood and agreed that the taxes for the year 1996 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount of overpayment

Grantor further covenants that this property contains no part of his Homestead.

Possession is to be given with delivery of this Deed.

Witness my signature this the 18th day of October, 1996.

STATE MS. - DESOTO CO.

vs
18 Oct 22 10 03 AM '96

Ira S. Pearson

BK 307 PG 763
W.E. DAVIS CH. CLK.

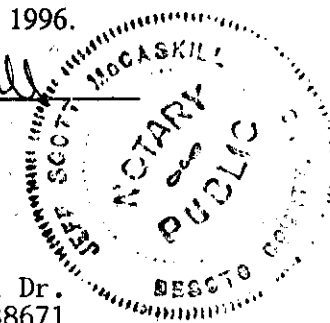
IRA S. PEARSON, Trustee for
IRA S. PEARSON, AMANDA R.
PEARSON, AND JESSICA C. PEARSON
GRANTOR

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Ira S. Pearson who acknowledged that he is Trustee for Ira S. Pearson, Amanda R. Pearson, and Jessica C. Pearson., and that in said representative capacity he signed and delivered the above and foregoing instrument on the day and year therein mentioned, after first having been duly authorized so to do.

Given under my hand and seal this 18th day of October, 1996.

Jeff S. McCaskill
NOTARY



My commission Expires: 8-22-97

Grantor's Address:
260 Motorscooter Cove
Nesbit, MS 38651
(H) N/A
(W) 601-342-0998

Grantee's Address:
1842 Brookhaven Dr.
Southaven, MS 38671
(H) 601-393-2412
(W) N/A

Prepared by and Return to: Jeff S. McCaskill - Attorney; 919 Ferncliff Cove, Suite 1, Southaven, MS 38671
(601) 393-8542 96-423

Exhibit "A"

The land in DeSoto County, Mississippi described as follows:.

1.03 acres in the Northwest Quarter of Section 26, Township 1, Range 8 West described as beginning at an iron stake in the westerly line of U. S. No. Highway 51 a distance of 558.4 feet northwardly from the intersection of the westerly line of said Highway and the northerly line of Dorchester Drive; thence northwardly 128 feet with the westerly line of said Highway to an iron stake at the Southeast corner of the Harold Hensley property; thence westwardly 350 feet along the southerly line of the Harold Hensley and Drummond property to an iron stake; thence southwardly 128 feet on a line running parallel with the westerly line of U.S. Highway No. 51 to an iron stake in the northerly line of the Highway Baptist Church property; thence eastwardly 350 feet along the northerly line of said church property to the Point of Beginning and containing 1.03 acres of land.

INDEXING INSTRUCTION: NW 1/4 Section 26, T 1 S, R 8 W